NOTES: - Wall and Roof Construction Bella Vista, Buxton Road, Chinley. SK23 6DR.

1. New footings, 800mm wide, are to be dug to a depth of around 900mm below the finished ground level and below the invert of the adjoining combined drain with the exact depth being determined by the ground conditions.
2. Footings to be formed with 1: 2: 4 concrete having an average depth of 300mm, which is to be barrowed into position.
3. The new 110mm combined drains as shown on the plans at the front and the rear are to be formed with Brett Martin underground pipe laid to a fall of 1: 40 and bedded on 6mm limestone gravel with all of the three new inspection chambers being patent UPVC ones.
4. The new rainwater gullies on the north rear and east gable elevations are to be back inlet gullies connect to the proposed new combined drain by 110mm Brett underground pipe bedded on 6mm limestone gravel.
5. Footings to just below ground level to be constructed using 440 x 215 x 100mm and 440 x 215 x 150mm solid concrete blocks and concrete common bricks as appropriate, with a clear 100mm cavity.
6. All cavities below ground level are to be filled to ground level with a weak mix of concrete.
7. The minimum distance between the underside of the UPVC damp proof course and the top of the cavity fill is to be at least 225mm.
8. All new walls are to be bonded to the existing with multistarters and a vertical UPVC damp proof course inserted in the existing walls to prevent the tracking of moisture along the existing outer leaf of the brickwork where appropriate.
9. The floor is to be formed with 50mm concrete screed brought to a smooth finish laid on 100mm 1:2:4 concrete, reinforced with A142 mesh, on 100mm Kooltherm K3 Floorboard Insulation having a 25mm up stand around its perimeter to prevent cold bridging, on 1200 gauge visqueen, on 150mm well rolled, dust blinded, clean hardcore. The visqueen is to be taken through, level over both UPVC. damp proof courses as a seal against Radon and a separate cavity tray, formed out of a UPVC membrane 450mm wide, having around a 150mm step down from the inner to the outer leaf.
10. It is considered that the proposed rear addition does not have a large enough floor area to warrant the provision of a purpose built Radon sump, with a piped outlet to the external air.
11. All new rainwater goods are to be UPVC black, square section ones with the existing being replaced with similar.
12. All new rainwater downspouts are to discharge below their gully tops.
13. The external walls are to be constructed with a 100mm cavity insulated with 50mm Kooltherm K8 Cavity Board, fixed in accordance with the manufacturers specification, having an outer skin of 150mm on the bed coursed natural gritstone with 440 x 215 x 100mm solid concrete blocks on part of the gable elevation having a two coat sand and cement render with a waterproof additive and dash finish and an inner one built of 440 x 215 x 100mm Celcon or Thermalite blocks or their equivalent thermal blocks.
14. The cavity ties are to be DD140-2 Type 4, made from austenitic stainless steel and provided at 450mm vertical centres and 750mm horizontal ones.
15. All the new internal block walls are to be covered with 12.5mm plasterboard, spot fixed to the walls by an approved adhesive, having a 3mm lightweight, plaster skim brought to a smooth finish.
16. All drains that pass through the footings are to have 90 x 140mm r.c. lintels over them to afford them adequate protection from vertical loading.
17. The new lintel above the proposed new door opening for the aluminium bi-folding doors in the addition is to be patent I.G. one and that over the door in the gable wall a combination of a 300mm deep natural gritstone one and 90 x 140mm reinforced concrete ones having adequate thermal insulation.
18. All lintels to have a minimum end bearing of at least 150mm in openings above 1000mm and 100mm below m 1000mm.
19. Every masonry return to be a minimum of 650mm unless Bricktor, or similar is incorporated in its construction.
20. Both door reveals in the addition are to be insulated to 1.2w/m^{20}C and to have vertical UPVC damp proof courses.
21. All cavities below the wall plates and window cills are to be closed with 12.5mm Superlux or similar.
22. The flat timber roof is to be formed using 47 x 120mm wall plates rag bolted to the parapet and existing house walls at around 1000mm centres that have 47 x 120mm joists at 400mm centres half lap jointed on to the wall plates as well as being secured in the web of the UB where appropriate having 75mm firing strips nailed to them to ensure that the rainwater is guided to run off the roof provided by the Code 5 lead lined outlet through the parapet wall to the UPVC hopper head.
23. A warm roof system is to be formed over the flat roof consisting of a three layer HT polyester system with the first layer being a perforated underlay, the second a HT polyester one with a 180 sand finish and the third being a HT polyester with a 350 sand finish with all layers being fully bonded with hot bitumen laid on 90mm Kooltherm K11 Roofboard laid on a1200 vapour barrier and fully bonder to a layer of 19mm plywood.
24. Code 5 lead flashings or other suitable flashings having a 150mm upstand are to be provided where the felt of the flat roof abuts the new and existing masonry.
25. The proposed addition will have a ceiling height of around 2550mm.
26. All of the 47 x 120mm ceiling joists are to be under drawn with 37.5mm Kooltherm K17 Insulated Plasterboard, having a 3mm plaster skim brought to a smooth finish.
27. The proposed 152 x 89 U.B. 16 is to sit on 225 x 100 x 100 mm concrete pad stones, having 150mm end bearing, and is to be given two coats of red oxide prior to its installation.
28. The garden room and kitchen is to have windows with an area equal to at least 1/10th of the floor area and an open able area equivalent to at least 1/20th.
29. All the external finishes and materials are to match the existing as closely as is reasonably possible.
30. Site to be left in a clean and tidy condition on completion with all surplus materials and rubbish removed from the site
31. All work to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and all other relevant Codes of Practice etc: - and be carried out by competent trades people and their Associates in a workman like and professional manner.

PROPOSED SECTION B B.